# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb or locality and postcode

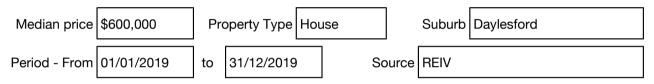
Lot 10/43 Jamieson Street, Daylesford Vic 3460

#### Indicative selling price

For the meaning of this		

Single price \$875,000

#### Median sale price



#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property		Price	Date of sale
1	1a Queensberry St DAYLESFORD 3460	\$900,000	25/10/2019
2	5 Fourth St HEPBURN SPRINGS 3461	\$810,000	13/11/2019
3			

OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on:

13/02/2020 11:08









Property Type: House (Res) Land Size: 400 sqm approx Agent Comments Annette Leary +61 3 5348 1700 +61 407 917 054 annette.leary@belleproperty.com

Indicative Selling Price \$875,000 Median House Price Year ending December 2019: \$600,000

# **Comparable Properties**

1a Queensberry St DAYLESFORD 3460 (REI/VG)   Image: 1 2   Image: 2 Image: 2   Price: \$900,000   Method: Private Sale   Date: 25/10/2019   Property Type: House   Land Size: 429 sqm approx	Agent Comments
5 Fourth St HEPBURN SPRINGS 3461 (REI) 2 2 2 2 2 Price: \$810,000 Method: Private Sale Date: 13/11/2019 Property Type: House Land Size: 2002 sqm approx	Agent Comments

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Account - Belle Property Daylesford | P: +61 3 5348 1700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.